



PUBLIC NOTICE



**CITY OF LAKE CITY  
NOTICE  
LAND USE ACION**

**A PUBLIC HEARING IS SCHEDULED TO CONCIDER A REQUEST FOR:**

**SPR 24-06**, a petition by Christopher A. Gmuer, P.E., as agent, to request a Site Plan Review approval be granted as provided for in Section 4.13 of the Land Development Regulations, to get approval on site plan for Lake City Hotels Phase 2 for a property located in the Commercial Intensive zoning district, in accordance with the submittal of the petition dated April 26, 2024, to be located on;

PARCEL 35-3s-16-02582-002

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 35: BEGINNING AT A POINT WHICH IS THE SE CORNER OF LOT 9 OF "LAKE HARRIS FARMS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING N 87°55'17" E 868.20 FEET FROM THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 7°03'47" E ALONG THE EAST BOUNDARY OF SAID LOT 9 245.14 FEET; THENCE N 82°47'32" W 67.51 FEET; THENCE N 07°07'10" E 261.13 FEET; THENCE N 82°56'13" W 292.10 FEET; THENCE S 7°03'47" W PARALLEL TO THE EAST BOUNDARY OF SAID LOT 9 564.12 FEET TO THE SOUTH BOUNDARY OF LOT 10 OF SAID "LAKE HARRIS FARMS"; THENCE N 87°55'17" E ALONG THE SOUTH BOUNDARY OF LOTS 10 AND 9 OF SAID "LAKE HARRIS FARMS" 364.46 FEET TO THE POINT OF BEGINNING - COLUMBIA COUNTY, FLORIDA.

WHEN;	June 11, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: <a href="https://www.youtube.com/c/CityofLakeCity">https://www.youtube.com/c/CityofLakeCity</a> .

Copies of the site plan application are available for public inspection by contacting the Growth Management office at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386-719-5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMAITON CONTACT  
ROBERT ANGELO  
PLANNING AND ZONING TECHNICIAN  
AT 386-719-5820**

## Angelo, Robert

---

**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, May 28, 2024 11:00 AM  
**To:** Angelo, Robert  
**Subject:** RE: 78430 78431 78432 RE: Non-Legal Ad for P&Z, BOA, and HPA for 06-11-2024

Confirmed!

Thank you much,  
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PH 386-754-0401

### Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

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**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Tuesday, May 28, 2024 10:59 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 78430 78431 78432 RE: Non-Legal Ad for P&Z, BOA, and HPA for 06-11-2024

Looks Good

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

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**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, May 28, 2024 10:37 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 78430 78431 78432 RE: Non-Legal Ad for P&Z, BOA, and HPA for 06-11-2024

Here you go!  
P&Z 2x8 247.50

Historic: 2x6.25 206.25

BOA: 2x6 198.00

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Friday, May 24, 2024 3:49 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 06-11-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **May 30, 2024** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

386-719-5820



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**NOTICE OF PUBLIC MEETING**  
**CITY OF LAKE CITY**  
**PLANNING AND ZONING BOARD**

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, June 11, 2024 at 5:30 PM or as soon after.

**Agenda items-**

1. SPR 24-05, Petition submitted by Randall Olney, P.E., (agent) for Concept Companies, (owner), for a Site Plan Review for Dollar General, in a Commercial Intensive zoning district, and located on parcel 08127-005, which is regulated by the Land Development Regulations Section 4.13.
2. SPR 24-06, Petition submitted by Christopher A. Gmuer, P.E., (agent) for ERA Investments, LLC, (owner), for a Site Plan Review for Lake City Hotels Phase 2, in a Commercial Intensive zoning district, and located on parcel 02582-002, which is regulated by the Land Development Regulations Section 4.13.
3. SPR 23-10, Petition submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management, (owner), for a Site Plan Review for Aspire Dental Addition, in a Residential Office zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.10.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

**Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.**

Robert Angelo  
Planning and Zoning Tech.



**CITY OF LAKE CITY CUSTOMER SERVICE BUILDING  
173 NW HILLSBORO STREET  
LAKE CITY, FL 32055**

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Robert Angelo  
Planning and Zoning Tech



May 13, 2024

To Whom it May Concern,

On June 10, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition submitted by Christopher a. Gmuer, PE, as agent for ERA Investments, LLC, owner, for a site plan review, SPR 24-06, on parcel 02582-002. The site plan review is to build a hotel located within the Commercial Intensive (CI) zoning district.

If you have any questions or concerns please call 386-752-2023 ext. 820 or email me at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

A handwritten signature in blue ink, appearing to read "Robert Angelo".

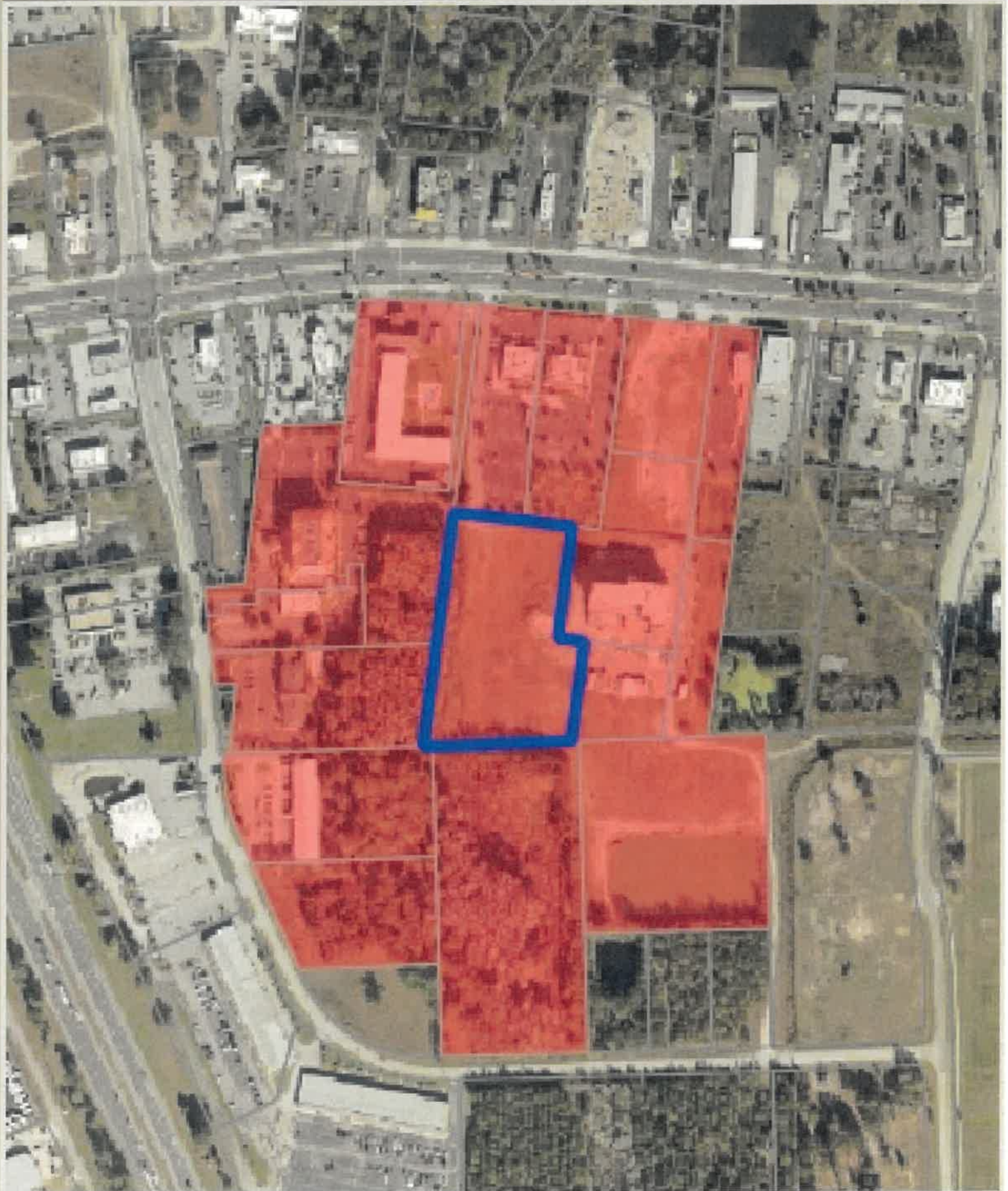
Planning and Zoning  
City of Lake City

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
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ERA INVESTMENTS LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
ERA INVESTMENTS LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
ERA INVESTMENTS LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
AURUM LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
STORE MASTER FUNDING XIII LLC	PO BOX 4069		MARYVILLE	TN		37802
AKSHAR MOTEL LLC	285 SW COMMERCE BLVD		LAKE CITY	FL		32025
ASMJ INC	339 SW COMMERCE DR		LAKE CITY	FL		32025
OM SHANTI INC OF LAKE CITY	303 BEVERLY ST SE		LIVE OAK	FL		32064
OASIS LAKE CITY LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
ERA INVESTMENTS LLC	162 NW BIRDIE PL		LAKE CITY	FL		32055
LAKE CITY 3072 W US HIGHWAY 90, LLC	250 JOHN KNOX RD	SUITE 6	TALLAHASSEE	FL		32303
RARE HOSPITALITY MANAGMENT LLC	100 DARDEN CENTER DRIVE		ORLANDO	FL		32837
R S MOTEL CORP	3896 W US HWY 90		LAKE CITY	FL		32055



# GIS Buffer



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Site Plan Hotels Phase 2

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